

CAMBRIDGE:

Just the Facts



CITY OF CAMBRIDGE

Economic Development Division

Community Development Department

344 Broadway, Cambridge, Massachusetts 02139

Phone: 617-349-4637 Fax: 617-349-4638 TTY: 617-349-4621

Web: www.cambridgema.gov/CDD

CAMBRIDGE: Just the Facts . . .

WELCOME TO CAMBRIDGE

Welcome to the City of Cambridge! Whether you are living, working, innovating or just visiting here, our unique City has something for everyone. We have award winning restaurants, world-class academic institutions, vibrant neighborhoods, rich cultural diversity and passion for preserving our past while evolving toward our future.

Cambridge's reputation as a hub of innovation is legendary. These accomplishments are borne out of our engaged citizenry taking advantage of Cambridge's many assets, including geography, resources, diversity and knowledge. It is a great place for business.

The City is committed to the success of our business community. If you are thinking about starting, expanding or improving your business in Cambridge, City government serves as an important resource available to help your business thrive. We make access to our streamlined permitting process, city officials, and business programs as easy as possible.

We hope that you find this informative guide a useful resource for doing businesses in Cambridge.

Richard C. Rossi

Richard C. Rossi, City Manager



CAMBRIDGE: Just the Facts . . .

LOCATION

- 6.26 square miles
- Less than a mile away from Boston, surrounded by the towns of Arlington, Belmont and the cities of Somerville and Watertown
- Over 60 communities in its 20-mile radius

TRANSPORTATION & ACCESS

HIGHWAYS

- Close proximity to Interstates I-93 & I-90
- Served by 4 regional highways: Rtes. 2, 3, 16 & 28

AIR

- Cambridge is only 5 miles away from Logan International Airport in Boston
- Airport is easily accessible by public transportation, car, shuttle and taxi services
- 30.2 million passengers per year (2013)
- 361,339 flights per year (2013)
- 538 million pounds of cargo (2013)
- 56 air carriers, 16 of which are international carriers
- Cambridge is also served by T. F. Green Airport in Providence, Rhode Island (50 miles), and Manchester-Boston Regional Airport in Manchester, New Hampshire (50 miles)

SUBWAY/RAIL

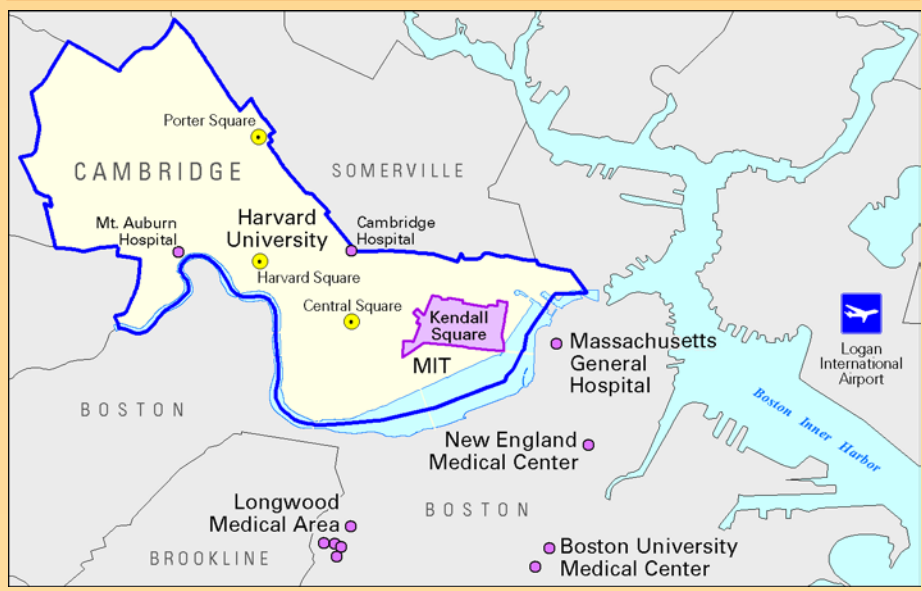
- Two subway lines (Red & Green) with 6 stations and one commuter rail station

BUSES

- Massachusetts Bay Transit Authority (MBTA) operates 29 bus routes through Cambridge that connect to the metropolitan area.
- EZ Ride Shuttle runs 5 days a week connecting Cambridgeport, Kendall Square, East Cambridge to Boston's North Station

PEDESTRIAN/BIKE:

- Cambridge has an extensive network of pedestrian walkways and bikeways, including 33 Hubway stations
- Minuteman Bike Trail runs through Cambridge and connects to Somerville, Bedford, Arlington and Lexington, Massachusetts



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MILEAGE TO MAJOR CITIES

City/State	Miles	Kilometers
Albany, NY	175	282
Baltimore, MD	357	575
Buffalo, NY	395	636
Concord, NH	75	121
Hartford, CT	115	185
Montreal, Quebec	325	523
New York, NY	235	378
Philadelphia, PA	265	426
Providence, RI	50	80
Washington, DC	391	629



Communities located in a 20 mile radius of Cambridge



CAMBRIDGE: Just the Facts

DEMOGRAPHICS

POPULATION

Cambridge:	105,162 residents (2010)
3-mile radius:	462,925
College and Graduate Students:	44,342 (2012)

HOUSEHOLDS

Cambridge:	44,032 households (2010)
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AGE

- Median Age: 30.2 (2010)
- Majority of residents are between the ages of 20-44

EDUCATIONAL ATTAINMENT

- 74% of Cambridge residents 25 years or older have a Bachelor's degree or higher

MEDIAN HOUSEHOLD INCOME

Cambridge	\$70,757 (2010-2012)
Massachusetts	\$65,029
U.S.	\$51,771

DIVERSITY

Racial Diversity (2010 Census):

White	62%
Black	11%
Asian	15%
Hispanic	8%
Other	4%

Foreign Born: (2010-2012)	28%
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CAMBRIDGE: Just the Facts

HOUSING

Cambridge is a city of 13 residential neighborhoods filled with rich and diverse communities.

Housing Units: 47,291 (2010)
Owner Occupied Housing: 35% (2010)

Median Housing Sales Price:
Single Family: \$858,000 (2013)
Two Family: \$895,000
Condominium: \$510,000

Typical Rental Price:
One Bedroom: \$2,385 (2013)
Two Bedroom: \$3,000
Three Bedroom: \$3,200



QUALITY OF LIFE

EDUCATION

Public Schools: 12 Elementary Schools, 4 Middle Schools, 1 High School
Private Schools: 13 plus 2 charters, numerous pre-schools and special education
Higher Education: Harvard University, Massachusetts Institute of Technology, Lesley College and Cambridge College
Libraries: Main Library and 6 branches
Hospitals: Cambridge Hospital, Mount Auburn Hospital and Youville Hospital
Public Golf Course: 1 (Fresh Pond)
Parks, Playgrounds and Reservations: . . . 80

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WORKFORCE

Cambridge Workforce: 110,073 (September 2013)



Top Employers (2013)

COMPANY	EMPLOYEES	TYPE
Harvard University	11,298	Higher Education
Massachusetts Institute of Technology	8,960	Higher Education
City of Cambridge	2,869	Government
Novartis Institute for Biomedical Research	2,472	Biotechnology
Sanofi/Genzyme	2,000	Biotechnology
Biogen Idec	1,815	Biotechnology
Cambridge Health Alliance	1,797	Health Care
Mt. Auburn Hospital	1,785	Health Care
Cambridge Innovation Center	1,472	Start Up Incubator
Vertex Pharmaceuticals	1,298	Biotechnology



Cambridge is home to over 250 life-science and technology related companies with many headquartered here. A partial list of companies includes:

- Akamai
- Amazon
- Biogen Idec
- Draper Laboratories
- Genzyme Corporation
- Google
- Microsoft
- Millennium: The Takeda Oncology Company
- Broad Institute
- Pfizer



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COMMERCIAL DISTRICTS



variety of restaurants, cafes, nightspots and specialty stores.

PORTER SQUARE/ UPPER MASS AVE

With links to the subway and commuter rail, Porter Square is both a local and regional shopping destination with a mix of large and small retail shops. Along Massachusetts Ave., an assortment of distinctive independent stores serves adjacent residential neighborhoods.

EAST CAMBRIDGE

The neighborhood has a major commercial and transit center at Lechmere Square, with a longstanding neighborhood retail corridor along

CENTRAL SQUARE

Traditionally Cambridge's downtown retail district, Central Square is the seat of city government and serves as an important transportation node with subway and bus links. The Square enjoys a vibrant atmosphere from its various ethnic restaurants, interesting shops, small offices and diverse nightlife.

FRESH POND/HURON VILLAGE

Located near regional roadways, Fresh Pond is a major shopping center serving West Cambridge residents, workers and commuters. Stores and offices are adjacent to the Fresh Pond recreational area. Nearby, Huron Village has a cluster of neighborhood restaurants and specialty shops that serve the surrounding community.

HARVARD SQUARE

Home to Harvard University, this Square is an international destination, mixing history and learning with contemporary arts and entertainment. A unique blend of restaurants, shops and cultural offerings draws residents, students, professionals and visitors. With 900,000 square feet of retail space, Harvard Square functions as regional shopping center in an urban, pedestrian-friendly context.

INMAN SQUARE

This district's mix of housing and ground floor retail uses gives it a strong neighborhood feel. Businesses here are primarily owner-operated and include a

Cambridge Street. The Charles River waterfront contains hotels, luxury apartment buildings, CambridgeSide Galleria, a regional shopping mall, and the Boston Museum of Science.

KENDALL SQUARE

In addition to being an R&D center, Kendall Square also contains hotels, restaurants and shops that serve consumer needs of the MIT community and the area's cluster of life science and technology firms. A shuttle service operates between the Kendall Square subway stop and the CambridgeSide Galleria Mall, where shoppers can enjoy a variety of stores and eateries.



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R&D INDUSTRIAL DISTRICTS

CONCORD/ALEWIFE

Served by regional roadways and public transit, this area is made up of a number of sub-districts with a mixture of older industrial buildings serving incubator businesses, modern office buildings and retail uses. This is the largest area of the city with significant development potential, nearly 3 million square feet, and is expected to develop over the next 15-20 years.

UNIVERSITY PARK/LOWER CAMBRIDGEPORT

University Park is a 27-acre mixed use development of 2.3 million square feet of office, commercial, hotel and residential space. Major tenants of University Park include Millennium Pharmaceuticals and Partners Healthcare.

KENDALL SQUARE/EAST CAMBRIDGE

The Kendall Square area, which is a locus of R&D and life science activity, includes Cambridge Center, One Kendall Square, Technology Square and Cambridge Research Park. The area is now coming into its own as a residential destination as well, with the recent completion of over 750 rental housing units. The area has been recently rezoned for an additional 1.8 million square feet of R & D development.

NORTH POINT

This area has been permitted for 4.4 million square feet of mixed-use project in the eastern part of the city and close to the financial district of the city of Boston. The project, when built out, will create an entirely new neighborhood of the city and will encompass approximately 2.2 million square feet of commercial/R&D and retail space and 2,400-2,700 housing units.



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REGULATORY & TAXES

PERMITTING & LICENSING

Permitting and Licensing Contact Information:
<http://www.cambridgema.gov/permitsandapplications.aspx>

TAXES

Fiscal Year 2014 Tax Rates (per \$1,000 assessed value):

- Residential..... \$8.38
- Commercial/Industrial..... \$20.44
- Personal Property..... \$20.44

Municipal Credit Rating: AAA ratings from three major credit rating agencies



OTHER RESOURCES

Site Search Assistance: The City has a list of available commercial prop-erties and makes this information available free of charge. Assistance is available to new and existing businesses and seeking office, retail, industrial, or R&D space in Cambridge.

Market Information: The City tracks information on current real estate trends, vacancy and availability rates as well as demographic trends for the commercial districts in Cambridge.

Development Log: The City tracks large-scale residential and commercial development projects currently in the permitting or construction phases. The Log contains the name and location of each project, the developer, type of use, the amount of square footage, and contract information.



Cambridge’s residential and commercial tax rates continue to be the lowest among surround communities and one of the lowest of any city in the state.

City	Cambridge	Boston	Somerville	Waltham	Lexington
Population (2010)	105,162	617,584	75,754	60,632	31,394
Commercial/Industrial Property Tax Rate* (FY2014)	\$20.44	\$31.18	\$21.51	\$31.97	\$29.76
Residential Property Tax Rate*	\$8.38	\$12.58	\$12.66	\$13.43	\$15.51

**Per \$1,000 assessed value. Residential rates do not include residential exemption for owner occupied homes. The residential exemption has not been adopted by all communities.*



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Cambridge City Council

David P. Maher, Mayor	Dennis A. Benzan, Vice Mayor	Dennis J. Carlone	Leland Cheung	Craig A. Kelley
Nadeem A. Mazen	Marc C. McGovern	E. Denise Simmons	Timothy J. Toomey, Jr.	

City of Cambridge

Richard C. Rossi, City Manager	Lisa C. Peterson, Deputy City Manager
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Community Development Department

Brian Murphy, Assistant City Manager for Community Development
Lisa Hemmerle, Director of Economic Development



For more site search assistance
or any real estate questions,
contact the
Economic Development Division
at 617-349-4637.





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